



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE WAREHOUSE FOR SALE S. CHOCTAW DR.

9170 S Choctaw Dr  
Baton Rouge, LA 70815

---

**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
(D)610.563.9046  
jack@sr-cre.com



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

FOR SALE

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

12,349 SF

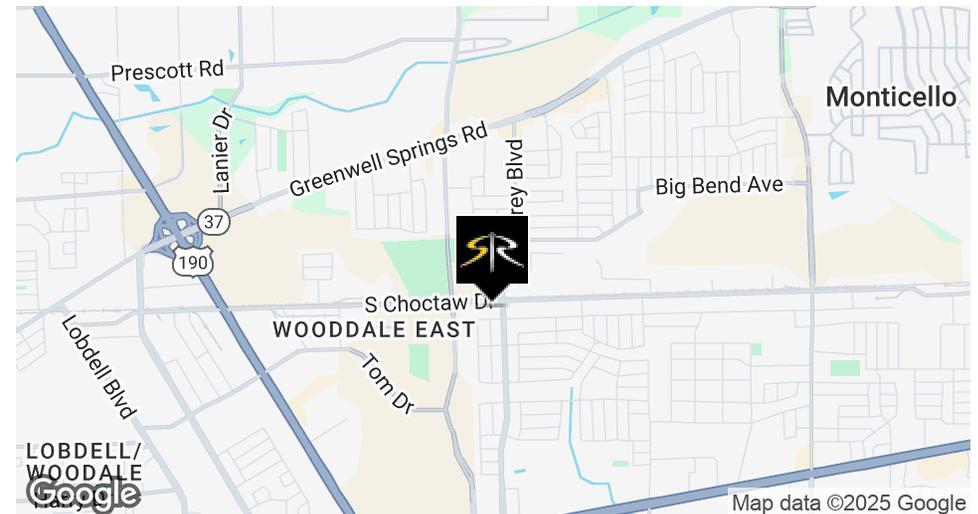


## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$895,000</b>
<b>Building Size:</b>	<b>12,349 SF</b>
<b>Available: Suite 9170:</b>	<b>8,340 SF</b>
<b>Leased: Suite 9162</b>	<b>4,009 SF</b>
<b>Lot Size:</b>	<b>38,485 SF</b>
<b>Sale Price / SF:</b>	<b>\$72.48</b>
<b>Zoning:</b>	<b>M1</b>

## PROPERTY OVERVIEW

12,349 SF Office/Warehouse Available for Sale on S. Choctaw Dr. between Oak Villa Blvd. and Monterrey Blvd.



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

FOR SALE

12,349 SF



## PROPERTY HIGHLIGHTS

- 12,349 SF Office/Warehouse on S. Choctaw Dr.
- Located on S. Choctaw between Oak Villa Blvd. and Monterrey Blvd.
- 100% Climate Controlled
- 3-Phase Electrical
- 3 Roll-up Doors
- 8,800 SF Fenced Rear Storage Yard
- 1,650 SF Covered Storage
- Highly Visible Pylon Sign on S. Choctaw Dr.
- Zoned M-1
  
- **2 Units:** 12,349 Total SF:
  - 9170 S. Choctaw: (8,340 SF) Available July 1, 2025
  - 9162 S. Choctaw: (4,009 SF) Leased

**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

FOR SALE

12,349 SF



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

FOR SALE

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

12,349 SF



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

FOR SALE

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

12,349 SF



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

FOR SALE

12,349 SF



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

FOR SALE

12,349 SF



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



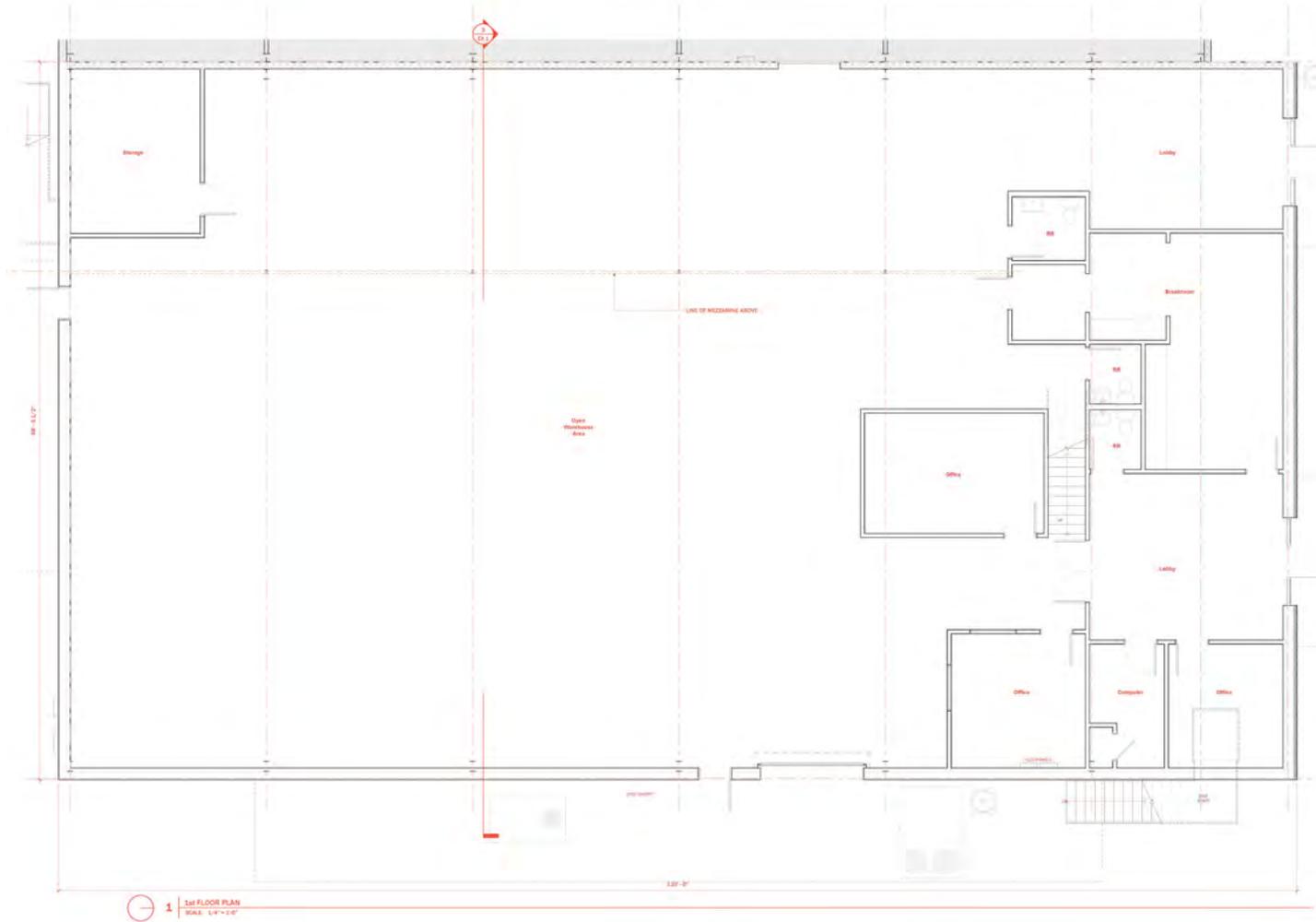
**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

PROPOSED FLOOR PLAN

12,349 SF



**JAMES DESHOTELS ARCHITECT**

**Get Your Wings LLC**  
9170 S. CHOCTAW  
Architect License No. 12000000000000000000

EXISTING CONDITIONS  
1ST FLOOR PLAN

**EX 2**

**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

LOCATION MAP

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

12,349 SF



JACK HERRINGTON, CCIM  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



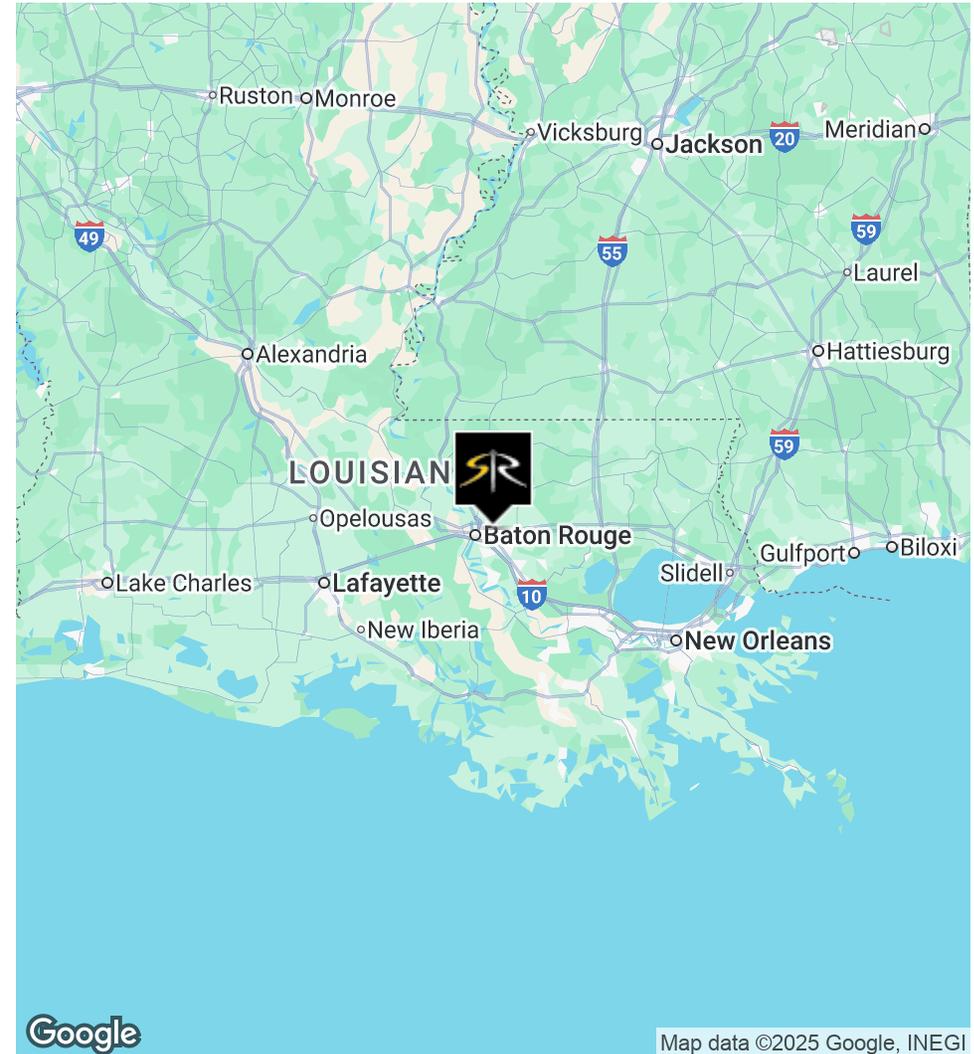
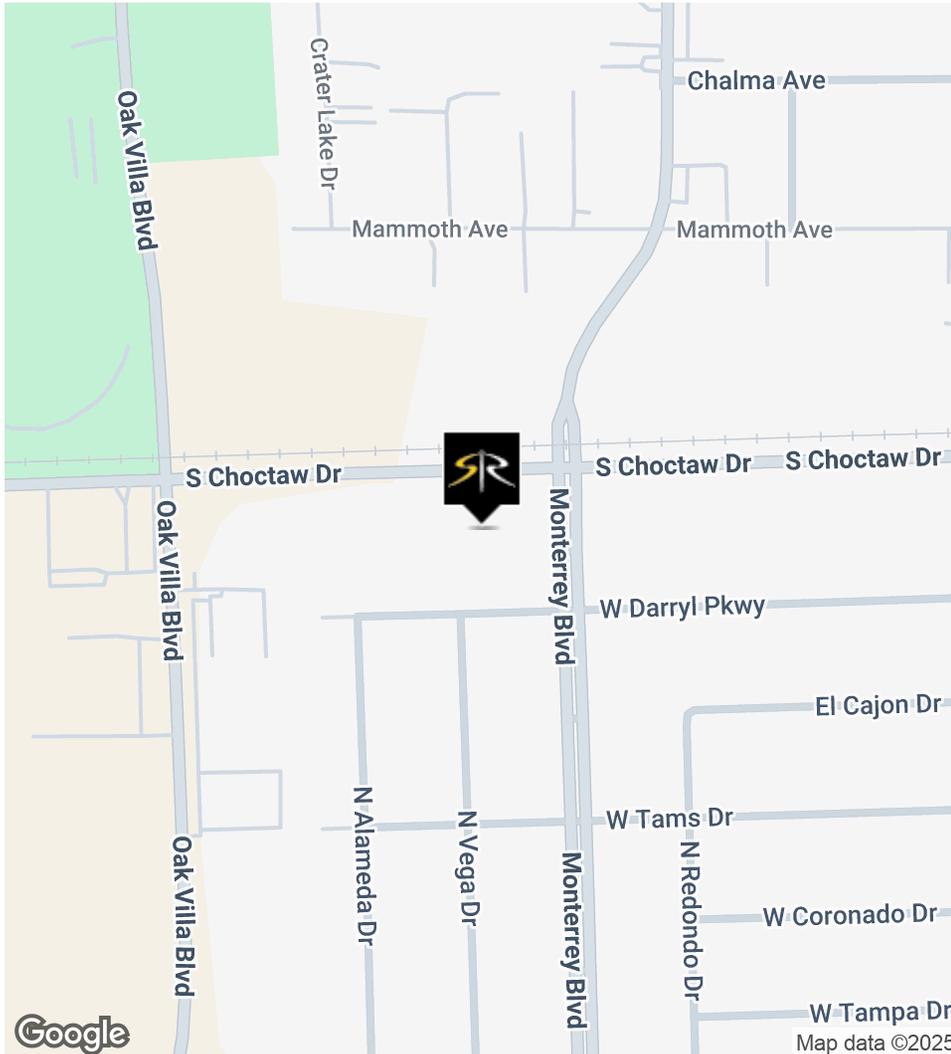
**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

LOCATION MAPS

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

**12,349 SF**



**JACK HERRINGTON, CCIM**  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

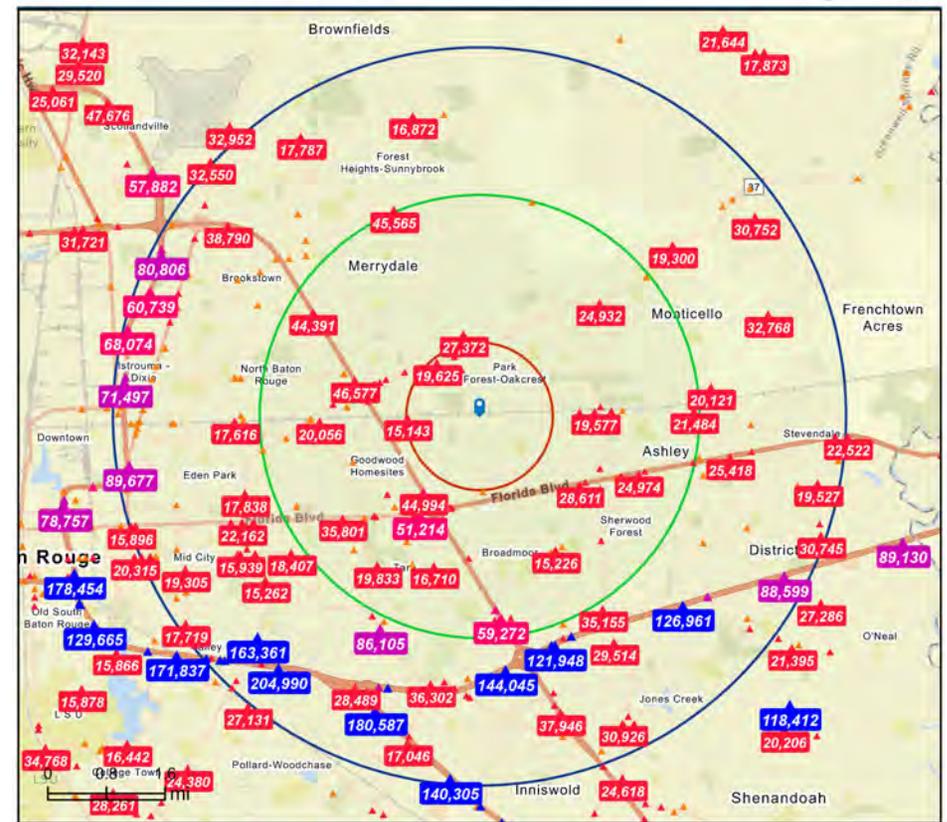
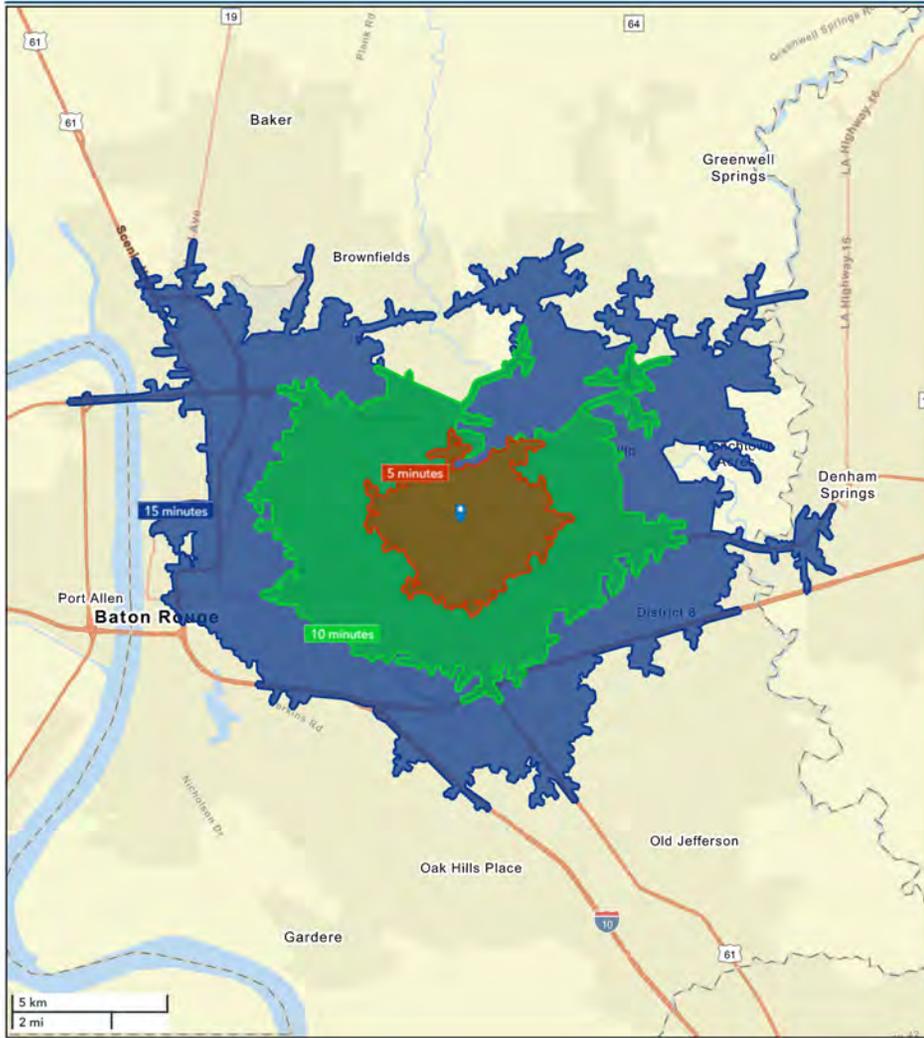


SAURAGE ROTENBERG  
COMMERCIAL REAL ESTATE

# DRIVE TIME MAP: 5, 10, 15 MINUTES & TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII RENOVATED INDUSTRIAL OFFICE/WAREHOUSE ON S. CHOCTAW DR.

9170 S CHOCTAW DR, BATON ROUGE, LA 70815

12,349 SF



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

JACK HERRINGTON, CCIM  
Commercial Sales & Leasing  
610.563.9046  
jack@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

For more information, please contact:

## JACK HERRINGTON, CCIM

Commercial Sales & Leasing

**DIRECT:** 610.563.9046  
**OFFICE:** 225.766.0000  
**EMAIL:** jack@sr-cre.com



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC  
5135 BLUEBONNET BOULEVARD  
BATON ROUGE, LA 70809

**TEL:** 225.766.0000

**WEB:** SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

